

Countywide Plan Map Amendment Application Form

Local Government Contact Information

Requesting Local Government:	
Local Government Contact:	
Address:	
Phone:	
E-Mail Address:	
Local Government Case #:	
Local Government Ordinance #:	

Property Owner Contact Information

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Agent Contact Information (if applicable)

Name(s):	
Address:	
Phone:	
E-Mail Address:	

Characteristics of the Subject Property

Site Address(s):	
Total Acreage of the Amendment Area:	
Existing Use(s):	
Proposed Use(s):	
Parcel Identification #:	
Legal Description of the Amendment Area:	
What is the adjacent roadway's Level of Service (LOS) grade?	
Does the Amendment Area impact: [check all that apply]	<div> <input type="checkbox"/> Activity Center <input type="checkbox"/> Industrial or Employment Land </div> <div> <input type="checkbox"/> Multimodal Corridor <input type="checkbox"/> Target Employment Center </div> <div> <input type="checkbox"/> Planned Redevelopment District <input type="checkbox"/> Scenic/Noncommercial Corridor </div> <div> <input type="checkbox"/> Coastal High Hazard Area </div>

Disclosure of Interest Statement

Do any other persons have any ownership interest in the subject property?	
If so, provide the name and address of the person(s):	
If so, is the interest contingent or absolute?	
If so, what specific interest is held?	
Does a contract exist for the sale of the subject property?	
If so, is the contract contingent or absolute?	
If so, provide the names of all parties to the contract:	
Are there any options to purchase the subject property?	
If so, provide the names of all parties to the option:	
Please provide any other pertinent information which the applicant may wish to submit pertaining to the requested plan map amendment:	

Countywide Plan Map Information

Current Countywide Plan Map Category(ies):	
Proposed Countywide Plan Map Category(ies):	
Amendment tier (subject to confirmation):	<input type="checkbox"/> Tier I <input type="checkbox"/> Tier II <input type="checkbox"/> Tier III <input type="checkbox"/> To be determined

Local Future Land Use Plan Map Information

Current Local Future Land Use Plan Map Category(ies):	
Proposed Local Future Land Use Plan Map Category(ies):	

Local Action Date

Date local ordinance was considered at public hearing and authorized by an affirmative vote of the governing body for transmittal of, and concurrence with, the local government future land use plan map amendment:

Application Checklist

Note: Our email server cannot accept any files with a .zip extension. If you need help with transmitting documents electronically, please call 727.464.8250 or email info@forwardpinellas.org.

All Amendments

The following **MUST** be furnished with all applications (incomplete applications will not be accepted):

- ☐ A completed Countywide Plan Map amendment application form
- ☐ A map or map series depicting the current and proposed future land use categories of the subject property and surrounding area
- ☐ A copy of the ordinance being considered by the governing body
- ☐ A copy of the local government staff report and any other pertinent information considered during the local public hearing process
- ☐ A GIS shapefile of the amendment area (if technically feasible)
- ☐ A boundary survey (if applicable)
- ☐ A development agreement (if applicable)*
- ☐ Review against locally-adopted Coastal High Hazard Area balancing criteria consistent with Countywide Rules Section 4.2.7.1 A-H (if applicable)
- ☐ Review against conversion criteria for employment-related categories and uses of Countywide Rules Section 6.5.4.4 (if applicable)
- ☐ Summary of public outreach conducted and/or public comment received (if applicable)

Additional Requirements for Activity Centers (ACs), Multimodal Corridors (MMCs) and Planned Redevelopment Districts (PRDs)

Tier I, II and III amendments must additionally provide the following:

- ☐ Parcel specific boundary map(s) of the entire AC, MMC, or PRD, and shapefile or list of parcels
- ☐ Current future land use designations and their acreages, permitted uses and maximum densities/intensities
- ☐ Proposed future land use designations and their acreages, permitted uses and maximum densities/intensities, including areawide density/intensity averaging if applicable
- ☐ For AC and MMC categories, documentation of consistency with size criteria
- ☐ For amendments of 10 acres or more, documentation of how the Planning and Urban Design Principles will be addressed

Tier II and III amendments must additionally provide the following:

- ☐ Pre-application meeting
- ☐ For amendments of 10 acres or more, transportation impact analysis pursuant to Countywide Rules Section 6.2.5
- ☐ Enumeration of existing and proposed plan/code provisions, including schedule for proposed adoption

Tier III amendments must additionally provide the following:

- ☐ Justification narrative demonstrating one or more of these unanticipated changes:
 - Improvement in transit facilities
 - Increases in population or employment densities
 - Local government funding study for public infrastructure
 - Other unique conditions

* Any development agreement submitted as part of an application for Countywide Plan Map amendment may become a condition of approval of the amendment and will be subject to the provisions of Countywide Rules Section 6.1.5.

Public Comment and Outreach on LUPA 2020-1

PUBLIC COMMENT

Planning and Zoning Commission - July 2, 2020 (public hearing)

There was no public comment.

City Council - July 23, 2020 (first reading)

There was no public comment.

City Council - August 13, 2020 (public hearing and second reading)

There was no public comment.

PUBLIC OUTREACH

The public hearings on July 2, 2020 at the Planning and Zoning Commission and on August 13, 2020 at the City Council were advertised in accordance with City and State requirements, including ads in the St. Petersburg Times, mailed notice to all property owners within 300 feet, and signage in front of the subject property.

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF PINELLAS PARK, FLORIDA, AMENDING THE CITY'S OFFICIAL LAND USE PLAN MAP BY PROVIDING FOR A CHANGE IN THE LAND USE FROM COMMERCIAL GENERAL (CG) TO INDUSTRIAL LIMITED (IL) FOR A CERTAIN PARCEL OF LAND GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 19 AND 126TH AVENUE AND MORE PARTICULARLY DESCRIBED IN EXHIBIT "A", WHICH IS ATTACHED HERETO AND MADE A PART THEREOF; CERTIFYING CONSISTENCY WITH THE CITY'S ADOPTED COMPREHENSIVE PLAN; PROVIDING FOR REPEAL OF ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith TO THE EXTENT OF SUCH CONFLICT; PROVIDING FOR AN EFFECTIVE DATE. (LUPA 2020-1, ESVLC LLC)

BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

WHEREAS, the City of Pinellas Park, Florida, finds that it is in the public's interest to change the City's Land Use Plan Map designation from Commercial General (CG) to Industrial Limited (IL) for a certain parcel of land generally located at the southeast corner of US Highway 19 and 126th Avenue and more particularly described in Exhibit "A" attached hereto and made a part hereof; and

WHEREAS, the Planning and Zoning Commission, sitting as the Local Planning Agency, and the City Council for the City of Pinellas Park, Florida have reviewed and held public hearings on said request; and

WHEREAS, the City Council of the City of Pinellas Park, Florida, has, by the adoption hereof, authorized the transmittal of a certified copy of this Ordinance to the Pinellas Planning

Council/Countywide Planning Authority, with a request that the Countywide Future Land Use Plan Map be amended consistent therewith.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF PINELLAS PARK, PINELLAS COUNTY, FLORIDA, AS FOLLOWS:

SECTION ONE: That the City Council of the City of Pinellas Park hereby amends the City's Official Land Use Plan Map and changes the following described property from Commercial General (CG) to Industrial Limited (IL):

THAT PARCEL LEGALLY DESCRIBED IN EXHIBIT "A" WHICH IS ATTACHED HERETO AND MADE A PART HEREOF.

SECTION TWO: That the City Council does hereby certify that this Ordinance is consistent with the City's Comprehensive Plan and elements thereof adopted pursuant to the Community Planning Act.

SECTION THREE: That all Ordinances, or parts of Ordinances, in conflict with the provisions of this Ordinance are hereby repealed insofar as the same affect this Ordinance.

SECTION FOUR: That this Ordinance shall become effective immediately upon approval hereof by the Countywide Planning Authority, unless challenged as hereinafter provided. If challenged within 30 days after adoption, the Ordinance shall not become effective until (i) the date that a final order is issued by the Administrative Law Judge through the State Division of

Administrative Hearings finding the same to be in compliance in accordance with Section 163.3187, Florida Statutes, and (ii) the adoption of this Ordinance ____ by the Countywide Planning Authority.

PUBLISHED THE _____ DAY OF _____, 2020.

FIRST READING _____ DAY OF _____, 2020.

PUBLIC HEARING THE _____ DAY OF _____, 2020.

ADOPTED THIS _____ DAY OF _____, 2020.

AYES:

NAYES:

ABSENT:

ABSTAIN:

APPROVED THIS _____ DAY OF _____, 2020.

Sandra L. Bradbury
MAYOR

ATTEST:

Diane M. Corna, MMC
CITY CLERK

Exhibit "A"

Legal Description

GENERALLY LOCATED AT THE SOUTHEAST CORNER OF US HIGHWAY 19 AND 126TH AVENUE, BEING FURTHER DESCRIBED AS FOLLOWS:

PINELLAS GROVES SE 1/4, PART OF LOTS 3 & 4 DESCRIBED AS FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 RUN WEST 990.00 FEET (S) & 30.00 SOUTH FOR THE POINT OF BEGINNING; THENCE SOUTH 133.04 FEET; THENCE WEST 284.48 FEET; THENCE NORTHWEST ALONG ROAD 80.45 FEET; THENCE NORTHEAST 65.43 FEET; THENCE EAST 82.19 FEET; THENCE NORTH 11.08 FEET AND EAST 206.71 FEET TO THE POINT OF BEGINNING;

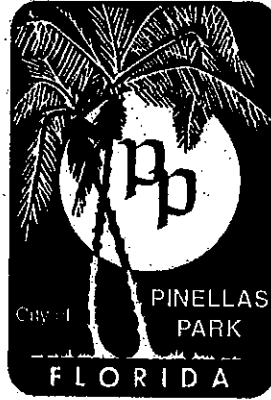
AND

PINELLAS GROVES SE 1/4, PART OF LOT 2 DESCRIBED AS FROM THE NORTHEAST CORNER OF THE SOUTHEAST 1/4 RUN WEST 660.00 FEET (S) & SOUTH 15 FEET FOR THE POINT OF BEGINNING; THENCE SOUTH 158.04 FEET; THENCE WEST 230.00 FEET THENCE SOUTH 25.00 FEET; THENCE WEST 100.00 FEET; THENCE NORTH 173.04 FEET; THENCE EAST 330.00 FEET TO THE POINT OF BEGINNING.

City of

PINELLAS PARK

5141 78TH AVE. • P.O. BOX 1100
PINELLAS PARK, FL 33780-1100



FLORIDA

PHONE • (727) 369-0700
FAX • (727) 544-7448

Please Respond To:

James W. Denhardt, City Attorney
Lauren Christ Rubenstein, Assistant City Attorney
Denhardt and Rubenstein, Attorneys at Law
2700 First Avenue North
St. Petersburg, Florida 33713
(727) 327-3400 - Telephone
(727) 323-0888 - Facsimile

March 18, 2020

Mr. Derek Reeves
Principal Planner
City of Pinellas Park
P. O. Box 1100
Pinellas Park, Florida 33780-1100

RE: City Document #20-052
Ordinance LUPA 2020-1, 12575 US Highway 19)

Dear Mr. Reeves:

I have received and reviewed the above-referenced Ordinance for a Land Use Map Amendment at 12575 US Highway 19. Assuming the legal description contained in Exhibit A is correct, I would approve of the Ordinance as to form and correctness.

Very truly yours,

James W. Denhardt
City Attorney

cc: Doug Lewis, City Manager
Diane M. Corna, MMC, City Clerk
Patrick Murphy, Deputy City Manager
Benjamin Ziskal, Community Development Administrator
Nick Colonna, Planning & Development Services Director

JWD/dh

20-052.03182020.LDR.Ord LUPA 2020-1 12575 US Hwy 19.wpd



PRINTED ON RECYCLED PAPER



CITY OF PINELLAS PARK

Community Development Department
Planning & Development Services Division

Staff Report

I. APPLICATION DATA

A. **Case Number:** LUPA 2020-1, Z 2020-1

B. **Location:**

1. **Address:** 12575 US Hwy 19 N

2. **Parcel Number:** 08-30-16-70974-400-0201

C. **Request:** Request to change the Future Land Use category from Commercial General (CG) to Industrial Limited (IL) with a request to rezone from "CH" Heavy Commercial to "M-1" Light Industrial Zoning District to allow outdoor storage as a principal use on the property.

D. **Applicant:** ESVLC LLC

E. **Agent:** Harry and Leslie Michalek

F. **Legal Ad Text:** Request to change the Future Land Use category from Commercial General (CG) to Industrial Limited (IL) with a request to rezone from "CH" Heavy Commercial to "M-1" Light Industrial Zoning District at 12575 US Highway 19 N.

G. **Public Hearings:**

Planning and Zoning Commission Hearing Date: May 7, 2020
Advertising Date: April 17, 2020

City Council Hearing Date: May 28, 2020
Advertising Date: May 15, 2020

II. BACKGROUND INFORMATION

A. **Site Area:** 95,396 square feet / 2.19 acres

B. **Property History:**

1. **Land Use Plan or Zoning Amendments:** The property was annexed in 1999 as part of Ordinance No. 2606 and was designated as Heavy Commercial (CH) Zoning and Commercial General (CG) Future Land Use at that time.

2. **Previous Permits and Development:** None since annexation.

3. **Previous Variances, Waivers:** None since annexation.

C. **Existing Use:** Contractor with storage yard.

D. **Proposed Uses:** Contractor with storage yard.

E. **Current Zoning District:** "CH" Heavy Commercial

F. **Proposed Zoning District:** "M-1" Light Industrial

1. Zoning District Purpose / Intent:

Section 18-1524. - "M-1" LIGHT INDUSTRIAL DISTRICT

Sec. 18-1524.1. - STATEMENT OF INTENT. The "M-1" Light Industrial District is established in order to identify and provide those geographic areas within the City of Pinellas Park that are appropriate for the development and maintenance of a light industrial environment, which does not create hazardous or other serious detrimental effects upon the public health in the surrounding areas. This district is intended primarily for a wide variety of industrial uses and compatible retail, wholesale, distributing operations, and in limited situations as provided in (B) below, single and multi-family dwellings, together with accessory uses and public facilities customary to or required for such an environment.

2. Staff Analysis:

The applicant is requesting a zoning and land use amendment to allow outdoor storage on the property. Outdoor storage is a permitted use in the "CH" District if the Future Land Use category is IL. However, outdoor storage is limited to an accessory use and 35% of the lot coverage. The proposed "M-1" District would allow outdoor storage as a principal use. To rezone to "M-1", the Future Land Use category must be IL.

Staff finds that the proposed "M-1" Zoning District is consistent with the property to the south, several properties to the west of the subject property across U.S. Highway 19 and to the north of the subject property across 126th Avenue. The proposed "M-1" Zoning would also be compatible with abutting properties, which are zoned "M-1" and "CH" with higher intensity uses. As such, staff finds the proposed rezoning to "M-1" would be appropriate if the Future Land Use is also changed to "IL".

G. Current Future Land Use: Commercial General (CG)

H. Proposed Future Land Use: Industrial Limited (IL)

1. Land Use Purpose / Intent:

It is the purpose of this category to depict those areas of the City that are now developed, or appropriate to be developed, in a limited industrial manner; and so as to encourage the reservation and use of consolidated areas for industrial and industrial/mixed use in a manner and location consistent with surrounding use, transportation facilities, and natural resource characteristics.

2. Key Standards:

Primary Uses - Office; Research/Development; Light Manufacturing/Assembly (Class A) and (Class B); Wholesale/Distribution (Class A) and (Class B); Storage/Warehouse (Class A) and (Class B).

Secondary Uses - Residential (limited to locations in Gateway Centre developed prior to August 7, 2015, pursuant to Section 2.3.3.14(E) of the Countywide Plan Rules (2018); Retail Commercial; Personal Service/Office Support; Commercial/Business Service; Commercial Recreation; Temporary Lodging; Institutional; Transportation/Utility; Recreation/Open Space; Transfer/Recycling; Incinerator Facility; Agricultural.

Density/Intensity - Temporary Lodging Use – Shall not exceed: (1) fifty (50) units per acre; or (2) in the alternative, upon adoption of an approved Development Agreement and local comprehensive plan amendment, the alternative densities set forth in Table I.C. at the end of this section, consistent with Section 5.2.1.3 of the Countywide Plan Rules (2018).

All Other Uses – Shall not exceed a floor area ratio (FAR) of .65 nor an impervious surface ratio (ISR) of .85, except as provided for in the Countywide Plan Rules (2018). The standard for the purpose of establishing relative intensity and potential impacts shall be a FAR of .39 and an ISR of .65.

3. Staff Analysis:

The proposed use, contractor shop and storage yard, is a primary use in the IL Future Land Use category. The applicant is not proposing to increase the current FAR or Impervious Surface Ratio on the property. The proposed rezoning to "M-1" requires the Future Land Use category to be IL.

Additionally, the subject property is located within a Pinellas County designated Target Employment Center overlay on the Countywide Plan Map, which is intended for areas developed or to be developed with employment uses of countywide significance. The proposed IL Future Land Use category is consistent with the Target Employment Center overlay designation.

The proposed IL Future Land Use category is compatible with the abutting property to the south and functionally abutting properties to the west of the subject property. As such, staff finds that the proposed change in Future Land Use to IL would be appropriate.

- I. **Flood Zone:** The eastern end of the property is located in Flood Zone AE, which is a high-risk flood zone. The remaining portions of the property are located in Flood Zones X-Shaded, which is a moderate-risk flood zone, and X, which is a low-risk flood zone.
- J. **Evacuation Zone:** This property is in Evacuation Zone B, which is the second level to evacuate in preparation for a storm. Zone B is evacuated when storm surge height is predicted to be up to 15 feet.

K. **Vicinity Characteristics:**

	Zoning	Land Use	Existing Use
North	M-1/CH-CPUD	IL	Pinellas Comfort Systems, City Electric Supply
South	M-1/CH	IL/CG	Big Yellow Dumpster, Vacant
East	CH	CG	FDOT Stormwater Pond
West	M-1/CH	IL	Forty Millimeter Screen Printing

III. APPLICABLE CRITERIA / CONSIDERATIONS

A. **Comprehensive Plan Policies:**

1. **Relevant Policies:**

OBJECTIVE LU.1.16

Continue to provide for site plan review of all industrial development.

POLICY LU.1.16.1

Maintain a sufficient supply of industrial land with a minimum of adverse effects on abutting properties.

POLICY LU.1.16.3

Industrial uses shall be concentrated in suitable existing locations to prevent a spread of negative effects on the community.

POLICY LU.1.16.4

Industrial development shall be separated from adjacent incompatible uses, and from residential uses permitted under special area plans, by transition zones, landscaping, parks, open space, or other buffering areas, for the mutual protection of industrial and non-industrial land uses.

2. **Staff Analysis:**

Under the current zoning of Heavy Commercial and Future Land Use of Commercial General, outdoor storage is not a permitted use. In response to code enforcement actions, the applicant is requesting a change to a combination of Future Land Use designation and Zoning district that will allow outdoor storage as a permitted use.

The site is surrounded by properties zoned Heavy Commercial and Light Industrial with Future Land Use designations of Commercial General and Industrial Limited, which is one step to the next level of intensity in the City's land use categories. The site is generally surrounded by high intensity commercial, light industrial and some heavy industrial. The nearest residential uses are an RV park located across US 19 and manufactured home communities about a quarter mile away. The site is located on a truck route identified by Forward Pinellas. Staff finds that the proposed request is consistent with the City's Comprehensive Plan.

B. Land Development Code Standards:

1. Key Standards:

SECTION 18-1538. - AMENDMENTS TO THE LAND USE PLAN MAP

Sec. 18-1538.1. - AUTHORITY.

The City Council shall have the authority to amend the Land Use Plan Map of the Comprehensive Plan in accordance with F.S. ch. 163, pt. II, and the following regulations.

Sec. 18-1538.2. - PROCEDURE.

The general procedure for the amendment of the Land Use Plan Map is as follows:

(A) **FILING OF APPLICATION.** Petitions for Land Use Plan Map amendments shall be filed on forms provided by the City and shall be submitted to the Zoning Division. Applications for map amendments of ten (10) or more acres or to a classification that permits ten (10) or more units per gross acre shall be accepted and processed twice per calendar year, with filing windows to be established by administrative policy. There shall be an application fee for each petition for Land Use Plan Map amendment. The amount of the fee shall be set by Resolution of the City Council, as may be amended from time to time. The application fee shall be paid upon filing of the application. Such applications may be filed by:

1. City Council.
2. City Manager.
3. Community Redevelopment Agency.
4. Any person(s) that own real property within the City.

(B) **PUBLIC NOTICE.** Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".

(C) **PUBLIC HEARING PROCEDURE.**

1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency for purposes of F.S. ch. 163, pt. II.
2. The City Council shall hear the application during a public hearing and shall consider the recommendation of the Local Planning Agency in its decision to approve or deny the application. Approval of a map amendment application may incorporate voluntary and enforceable stipulations made by the applicant for the purpose of addressing amendment impacts on the community.
3. Amendments to the future land use plan map are considered legislative, and need not be subject to quasi-judicial hearing procedure.

Sec. 18-1538.3. - REVIEW CRITERIA.

Review and disposition of petitions for amendment to the Land Use Plan Map shall be based upon the consistency of the proposed amendment with the goals, objectives, and policies of the Comprehensive Plan.

Section 18-1539. AMENDMENTS TO ARTICLE 15, "ZONING CODE" AND OFFICIAL ZONING MAP

Sec. 18-1539.1. - APPLICABILITY.

The regulations, restrictions, and boundaries set forth in this Article 15 "Zoning Code" may from time to time be amended, supplemented, changed, or repealed in accordance with the following regulations.

Sec. 18-1539.2. - PROCEDURE.

(A) **APPLICATION FILING.** Petitions for amendment to Article 15 and the Official Zoning Map shall be filed on forms provided by the City and shall be submitted to the Zoning Division.

1. An application for amendment to the text of Article 15 may be filed only by the City Council or the City Manager. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to Article 15.
2. An application for amendment to the Official Zoning Map may be filed only by the City Council, City Manager, or by an owner of real property that is located within the City. The CRA, Board of Adjustment and Planning and Zoning Commission may make recommendations to the City Council for amendment to the Official Zoning Map.

(B) **PUBLIC NOTICE.** Notice of the public hearing shall be given as provided under Section 18-1534, "Public Notice Requirements".

(C) **PUBLIC HEARING PROCEDURE.**

1. The Planning and Zoning Commission shall hear the application at a public hearing, acting in an advisory capacity to the City Council as the Local Planning Agency when required by F.S. ch. 163, pt. II. The Planning and Zoning Commission shall submit written reasons for its

recommendations, and its determinations related to the application review criteria listed in Section 18-1539.3, "Review Criteria", below.

2. The City Council shall hear the application during a separate public hearing and shall consider the recommendation of the Local Planning Agency if applicable in its decision to approve or deny the application.
 3. Public hearings for map amendments shall be conducted pursuant to the quasi-judicial procedures set forth in Resolution No. 94-65 unless otherwise determined by the City Attorney. Public hearings for text amendments are legislative in nature, and are not subject to quasi-judicial procedures.
- (D) **BURDEN OF PROOF.** The applicant shall bear the burden of demonstrating, by competent substantial evidence, that the evidence on the record demonstrates that a map amendment should be granted.
- (E) **ADOPTION.** Amendments to the Official Zoning Map and to Article 15 shall be by Ordinance of the City Council.

Sec. 18-1539.3. - REVIEW CRITERIA.

- (A) For amendments to Article 15, the Planning and Zoning Commission and City Council shall be guided by the requirement that the amendment be consistent with the Comprehensive Plan.
- (B) For map amendments, the Planning and Zoning Commission and City Council shall be guided by the following considerations:
1. Whether the available uses to which the property may be put are appropriate to the property under accepted planning practices in question and compatible with existing land uses and planned uses in the area.
 2. Whether the numerical and dimensional development requirements which govern the development of the property will sufficiently safeguard the integrity and character of the area.
 3. Whether the amendment will constitute a grant of special privilege to an individual owner.
 4. Whether there are adequate provisions for water supply and treatment, sanitary sewer collection, transmission and treatment, drainage, and solid waste collection and disposal within the service area involved.
 5. Whether there are adequate provisions for traffic movement and safety, both vehicular and pedestrian, in the area.
 6. Whether there are adequate provisions for schools, parks, and mass transit within the service area involved.
 7. Whether the district boundaries are appropriately drawn with due regard to locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected.
 8. Whether changed or changing conditions make the adoption of the proposed amendment necessary or appropriate, including but not limited to, substantial reasons that the property cannot be used in accordance with the existing zoning.
 9. Whether the amendment will be likely to have an adverse effect on the existing natural environment and natural resources.
 10. Whether the proposed amendment is consistent with the Comprehensive Plan and, if applicable, the Community Redevelopment Plan.

2. Staff Analysis:

This Staff Report is being prepared for the City Council under their authority to amend the Future Land Use Map of the Comprehensive Plan and the Official Zoning Map based on the application by the property owner with proper public notice for the public hearings required by these sections.

The Code requires amendments to the Future Land Use Map to be consistent with the Goals, Objectives, and Policies of the Comprehensive Plan. Staff finds that the proposed amendment is consistent, as provided above.

For amendments to the Official Zoning Map, the Code provides a list of criteria to guide the City Council's decision. Staff finds the following concerning those criteria:

1. The proposed map amendments are compatible with the existing and planned uses in the area;
2. The proposed use of the property will comply with the requirements of the M-1 zoning district;
3. There is no special privilege to be granted;

4. This is an occupied site and the City of Pinellas Park Public Works Department has expressed no concerns over the availability of services for the proposed use;
5. Vehicular access to the site is from 126th Avenue and is located at the intersection of US Highway 19. There are sidewalks along the US Highway 19 frontage road;
6. Schools and parks are not required for light industrial uses, but mass transit is available along US Highway 19 as well as Bryan Dairy/118th Avenue;
7. The Zoning District boundaries are appropriate based on locations and classifications of streets, ownership lines, and existing improvements, or whether there is another error or ambiguity that must be corrected;
8. Access to the property is limited for customer based retail and services uses permitted within the existing Heavy Commercial zoning district where primarily employee based traffic of light industrial uses is more appropriate;
9. The site is not located within designated wetland areas; and,
10. Staff finds that the proposed request is consistent with the Comprehensive Plan.

C. Essential Services Review:

The requested Future Land Use Map and Zoning Map amendments have been reviewed by all relevant departments/divisions. No negative concerns were raised with regard to the proposed amendments. Permits will be needed for the wall required by City Code. Multiple code violations have been noted including pallets and trash/debris that are not associated with normal business operation are on site as well as materials located within the right-of-way.

IV. SUMMARY

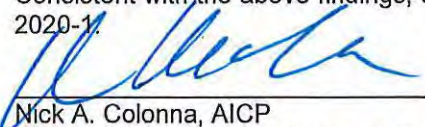
A. Findings:

Based on the information and analysis contained in this report, staff finds as follows:

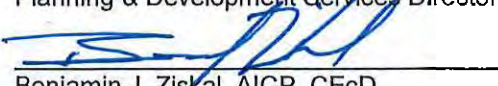
1. The subject property is 2.19 acres in size and located at the southeast intersection of US Highway 19 and 126th Avenue;
2. The subject property is currently zoned "CH" Heavy Commercial with a Future Land Use designation of Commercial General (CG);
3. The applicant is requesting to amend the Official Zoning Map and Future Land Use Map to "M-1" Light Industrial and Industrial Limited (IL) respectively; and,
4. The requested map amendments are consistent with the Goals, Objectives, and Policies of the adopted Comprehensive Plan as well as the regulations of the Land Development Code.

B. Staff Recommendation:

Consistent with the above findings, staff recommends **APPROVAL** of case numbers IUPA 2020-1 and Z 2020-1.


 Nick A. Colonna, AICP
 Planning & Development Services Director


 Date


 Benjamin J. Ziskal, AICP, CEcD
 Community Development Administrator


 Date

V. ACTION

PLANNING AND ZONING COMMISSION – MOVE TO:

- A. RECOMMEND APPROVAL
- B. RECOMMEND APPROVAL WITH THE FOLLOWING CONDITION(S):

1. Verify all current code violations are addressed

C. RECOMMEND DENIAL

of a request to change the Future Land Use category from Commercial General (CG) to Industrial Limited (IL) with a request to rezone from "CH" Heavy Commercial to "M-1" Light Industrial Zoning District.

VI. ATTACHMENTS

Exhibit A: Applications

Exhibit B: Aerial Map

Exhibit C: Future Land Use Map

Exhibit D: Zoning Map

Exhibit E: FIRM Map

Exhibit F: Site Photos



ADDENDUM

Case Number: LUPA 2020-1

Location: 12575 US Hwy 19 N

PLANNING AND ZONING COMMISSION

On July 2, 2020, the Planning and Zoning Commission **RECOMMENDED APPROVAL** of case number LUPA 2020-1.

VI. ACTION

CITY COUNCIL– MOVE TO:

1: APPROVE

2: APPROVE WITH CONDITIONS

3: DENY

...a request to change the Future Land Use category from Commercial General (CG) to Industrial Limited (IL).

City of Pinellas Park, Florida
APPLICATION FOR LAND USE PLAN MAP AMENDMENT

FOR OFFICE USE ONLY

CASE # LUPA 2020-1 P&Z MEETING: _____ CC/CRA MEETING: _____
PLAT SHEET: _____ RELATED CASES: _____ RECEIPT NUMBER: 247202
ZONING DISTRICT: _____ LAND USE DESIGNATION: _____ DATE RECEIVED: _____

REQUEST AND PROPERTY INFORMATION

SPECIFIC REQUEST: WE WOULD LIKE TO HAVE OUR ZONING CHANGED
TO ALLOW OUTSIDE STORAGE. CURRENTLY ITS 4800 GENERAL
CG to LIW ESVLC LLC WAREHOUSE

GENERAL LOCATION OF PROPERTY OR ADDRESS: 12575 US HWY 19 N
CLEARWATER FL 33764

PROPERTY SIZE (Acreage / Square Feet): _____

CURRENT USE (Number and Type of Buildings): LANDSCAPE 7935 HATED SF
1 BUILDING 10,152 GROSS SF

PARCEL NUMBER(S): _____

LEGAL DESCRIPTION: LOT _____, BLOCK _____, SUBDIVISION PINELLAS GROVES

OR METES AND BOUNDS DESCRIPTION (attach if lengthy): _____

OWNER/APPLICANT INFORMATION - PLEASE PRINT CLEARLY

PROPERTY OWNER: ESVLC LLC PHONE: 813 220-2601

MAILING ADDRESS/CITY/ZIP: 12575 US HWY 19 N ATTN TO: HARLEN MICHALEK
CLEARWATER FL 33764 (PLEASE PROVIDE CONTACT NAME)

AUTHORIZED AGENT: _____ PHONE: () _____

MAILING ADDRESS/CITY/ZIP: _____

OTHER REPRESENTATIVE: _____ PHONE: () _____

MAILING ADDRESS/CITY/ZIP: _____

AFFIDAVIT OF OWNERSHIP

STATE OF FLORIDA - COUNTY OF PINELLAS:

NAME OF ALL PROPERTY OWNERS, being first duly sworn, depose(s) and say(s):

~~ROBERT MICHAEL~~
LESLIE MICHAEL

1. That I am/we are the owner(s) and record title holder(s) of the following described property, to wit:

ADDRESS OR GENERAL LOCATION

12575 US HWY 19 N CLEARWATER FL 33764

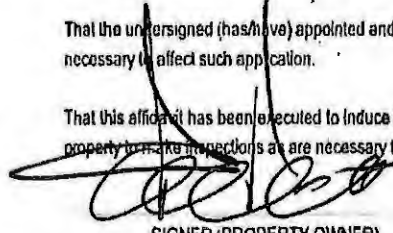
LEGAL DESCRIPTION OF PROPERTY. Type legal directly on this sheet. If too lengthy, type on separate sheet titled "Exhibit A" and attach:


2. That this property constitutes the property for which an application is being made to the City of Pinellas Park, Florida (NATURE OF REQUEST):

REQUEST ZONING CHANGE FROM 4800 GENERAL WAREHOUSE
TO ALLOW OUTSIDE STORAGE

3. That the undersigned (has/have) appointed and (does/do) appoint _____ as (his/their) agent(s) to execute any petitions or other documents necessary to affect such application.

4. That this affidavit has been executed to induce the City of Pinellas Park, Florida, to consider and act on the above described property, to include City representatives to enter upon property to make the inspections and are necessary to visualize site conditions and/or determine compatibility.


SIGNED (PROPERTY OWNER)


SIGNED (PROPERTY OWNER)

STATE OF FLORIDA

COUNTY OF

Pinellas

The foregoing instrument was acknowledged before me this

11/7/2020

(Date)

By Leslie Michael

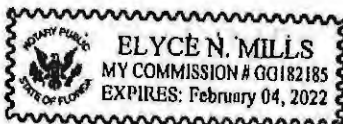
(Name of person acknowledging and if of another)

who is personally known to me or who has produced

FL Drivers License

(Type of Identification)

as identification and who did (did not) take an oath



(SEAL ABOVE)

Notary Public, Commission #

GG182185


Elyce Mills

Name of Notary typed, printed or stamped)

EXHIBIT "A"**08-30-16-70974-400-0201**Compact Property Record Card[Tax Estimator](#)**Updated December 28, 2019**[Email Print](#)[Radius Search](#)[FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
ESVLC LLC 12575 US HIGHWAY 19 N CLEARWATER FL 33764-7209	12575 US HIGHWAY 19 N PINELLAS PARK

[Property Use:](#) 4800 (General Warehouse)

Total Hented SF: 7,935 Total Gross SF: 10,152

[\[click here to hide\] Legal Description](#)

PINELLAS GROVES SE 1/4, SEC 8-30-16 THAT PART OF LOT 2 LYING WITHIN 163.04FT OF N LINE OF SE 1/4 OF SEC TOGETHER WITH THAT PART OF W 100FT OF SD LOT 2 LYING WITHIN S 25FT OF N 188.04FT OF SE 1/4 OF SEC & THAT PART OF LOT 3 LYING WITHIN 178.04FT OF N LINE OF SE 1/4 OF SEC LESS RD R/WS

File for Homestead Exemption			2019 Parcel Use
Exemption	2019	2020	
Homestead:	No	No	Homestead Use Percentage: 0.00%
Government:	No	No	Non-Homestead Use Percentage: 100.00%
Institutional:	No	No	Classified Agricultural: No
Historic:	No	No	

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone (NOT the same as a FEMA Flood Zone)	Flood Zone (NOT the same as your evacuation zone)	Plat Book/Page
17693/2646	Sales Query	121030245122	B	Compare Preliminary to Current FEMA Maps	1/55

2019 Interim Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	\$415,000	\$415,000	\$415,000	\$415,000	\$415,000

[\[click here to hide\] Value History as Certified \(yellow indicates correction on file\)](#)

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	No	\$404,000	\$404,000	\$404,000	\$404,000	\$404,000
2017	No	\$392,000	\$392,000	\$392,000	\$392,000	\$392,000
2016	No	\$380,000	\$380,000	\$380,000	\$380,000	\$380,000
2015	No	\$370,000	\$370,000	\$370,000	\$370,000	\$370,000
2014	No	\$348,800	\$348,800	\$348,800	\$348,800	\$348,800
2013	No	\$355,000	\$355,000	\$355,000	\$355,000	\$355,000
2012	No	\$370,000	\$370,000	\$370,000	\$370,000	\$370,000
2011	No	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000
2010	No	\$425,000	\$425,000	\$425,000	\$425,000	\$425,000
2009	No	\$490,000	\$490,000	\$490,000	\$490,000	\$490,000
2008	No	\$530,000	\$530,000	\$530,000	\$530,000	\$530,000
2007	No	\$540,000	\$540,000	\$540,000	N/A	\$540,000
2006	No	\$528,800	\$528,800	\$528,800	N/A	\$528,800
2005	No	\$450,000	\$450,000	\$450,000	N/A	\$450,000
2004	No	\$410,000	\$410,000	\$410,000	N/A	\$410,000
2003	No	\$335,000	\$335,000	\$335,000	N/A	\$335,000
2002	No	\$328,700	\$328,700	\$328,700	N/A	\$328,700
2001	No	\$318,000	\$318,000	\$318,000	N/A	\$318,000
2000	No	\$316,200	\$316,200	\$316,200	N/A	\$316,200
1999	No	\$169,600	\$169,600	\$169,600	N/A	\$169,600
1998	No	\$167,400	\$167,400	\$167,400	N/A	\$167,400
1997	No	\$162,200	\$162,200	\$162,200	N/A	\$162,200
1996	No	\$165,100	\$165,100	\$165,100	N/A	\$165,100

2019 Tax Information[2019 Tax Bill](#)Tax District: **PP**

2019 Final Millage Rate

20.2920

Do not rely on current taxes as an estimate following a change in ownership. A

Ranked Sales [\(What are Ranked Sales?\)](#) [See all transactions](#)

Sale Date	Book/Page	Price	Q/U	V/I
21 Aug 2012	17693 / 2646	\$435,000	M	I
1980	05070 / 1496	\$24,000	U	

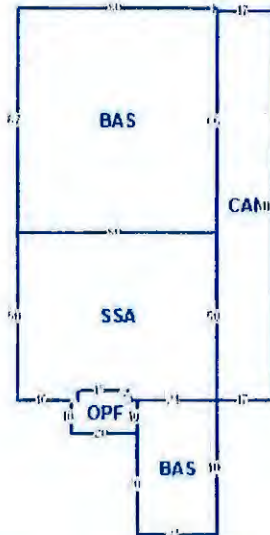
significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

2019 Land Information						
Seawall: No	Land Size		Unit Value		Units	
Land Use	Land Size		Unit Value		Units	
Warehouse Stor/Dist (48)	0x0		4.25		95266.0000	
			Total Adjustments		Adjusted Value	
			1.0000		\$404,880	
					Method	
					SF	

[click here to hide] 2020 Building 1 Structural Elements [Back to Top](#)

Site Address: 12575 US HIGHWAY 19 N

Building Type: Warehouses
 Quality: Fair
 Foundation: Continuous Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Block
 Roof Frame: Bar Joint/Rigid Frame
 Roof Cover: Corrugated Metal
 Stories: 1
 Living units: 0
 Floor Finish: Concrete Finish
 Interior Finish: None
 Fixtures: 4
 Year Built: 1969
 Effective Age: 46



[Compact Property Record Card](#)

Cooling: None

[Open plot in New Window](#)

Building 1 Sub Area Information

Description	Building Heated SF	Gross Area SF
Canopy(only or loading platform) (CAN)	0	1,972
Open Porch (OPF)	0	245
Store Sales (SSA)	2,955	2,955
Base (BAS)	4,980	4,980
Total Building Heated SF: 7,935		Total Gross SF: 10,152

[click here to hide] 2020 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
CARPORT	\$5.00	1,200.00	\$6,000.00	\$6,000.00	1996
ASPHALT	\$1.75	5,000.00	\$8,750.00	\$8,750.00	0
FENCE	\$15.00	1,300.00	\$19,500.00	\$7,800.00	1969
CANOPY	\$10.00	676.00	\$6,760.00	\$6,760.00	1990

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

Permit Number	Description	Issue Date	Estimated Value
---------------	-------------	------------	-----------------

No Permit Data Found





If you are experiencing [issues with this map loading](#), you may need to clear your web browsing history, then close and restart your web browser.

[Interactive Map of this parcel](#)

[Map Legend](#)

[Sales Query](#)

[Back to Query Results](#)

[New Search](#)

[Tax Collector Home Page](#)

[Contact Us](#)

[illegible]

1:2,257

188.1 Feet

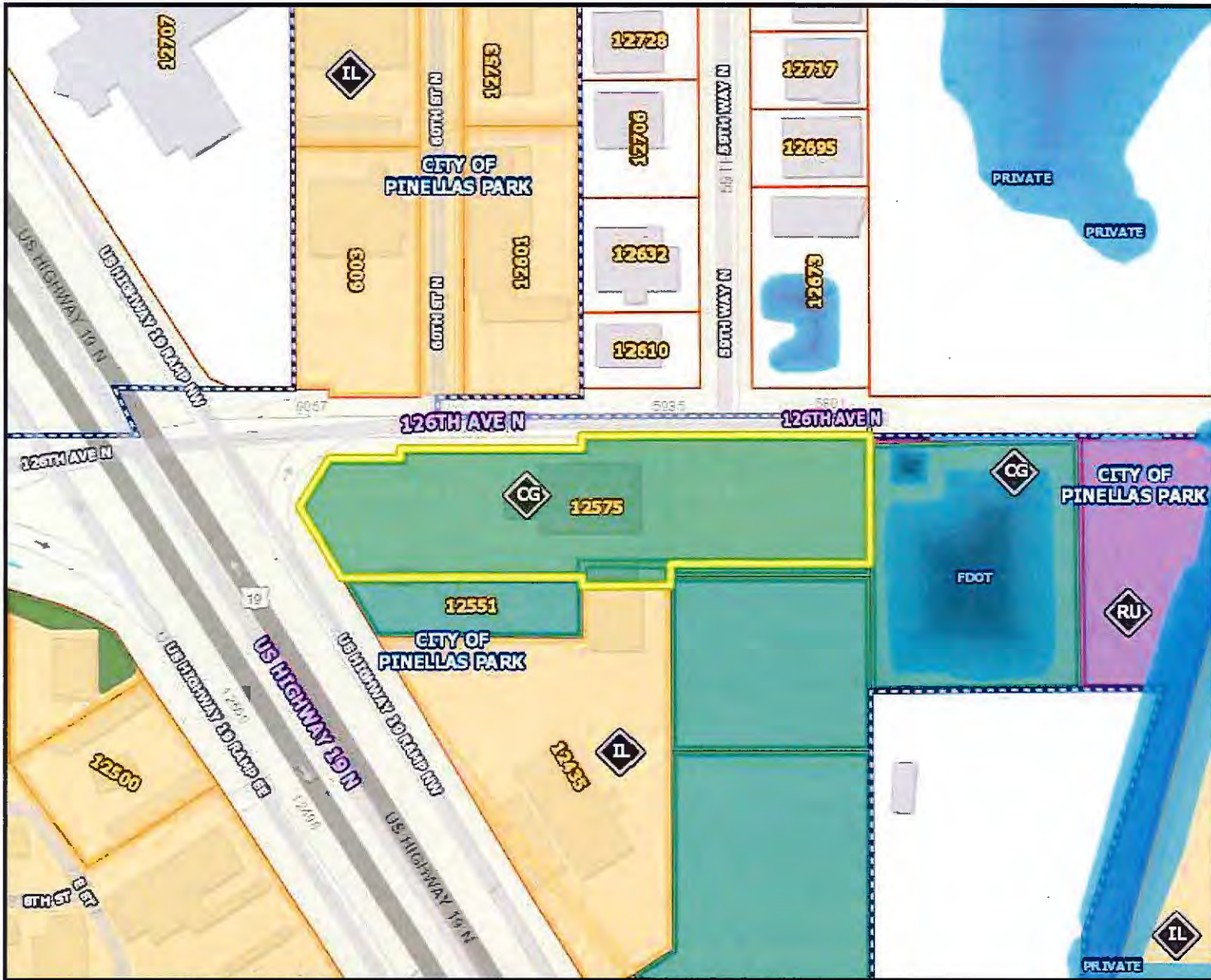
94.04

0.

188.1



Future Land Use Map



188.1	0	94.04	188.1 Feet
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1: 2,257

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere



NORTH

Legend

- ### Master Address Points

- ## Centerlines

- ## Private Roads

- ## Channels

- Change

- Ditch

- ## Waterbodies

-  DRY


-
- WET

- 
- Pinellas Park


- ### Rights of Way

- ### Land Use Borders


- ☐ Commercial General - CG

-  Commercial General (Residential Medium) -

- ☐ Commercial Neighborhood - CN

-  Community Redevelopment District - CRD

- Industrial General - IG

-  Industrial Limited - IL

- ☐ Institutional - INS

- Preservation - P

- ☐
- Residential/Office/Ret


- Residential/Office General - R/OG

- Residential/Open Space - R/OS

- Residential Low - RL

- Residential Low Medium - RLM

- Residential Medium - RM

-  Residential Suburban - RS

- Residential Urban - RU

- Residential Urban (Commercial General) - F

- Residential Urban (Residential Low) - RU/R

- ☐
- Transportation/Utility - T/U

- Land Use Fill

- Commercial General - CG

- Commercial General (Residential Medium) —

- Commercial Neighborhood - CN

- Commercial Recreation - CR

- Community Redevelopment District - CRD

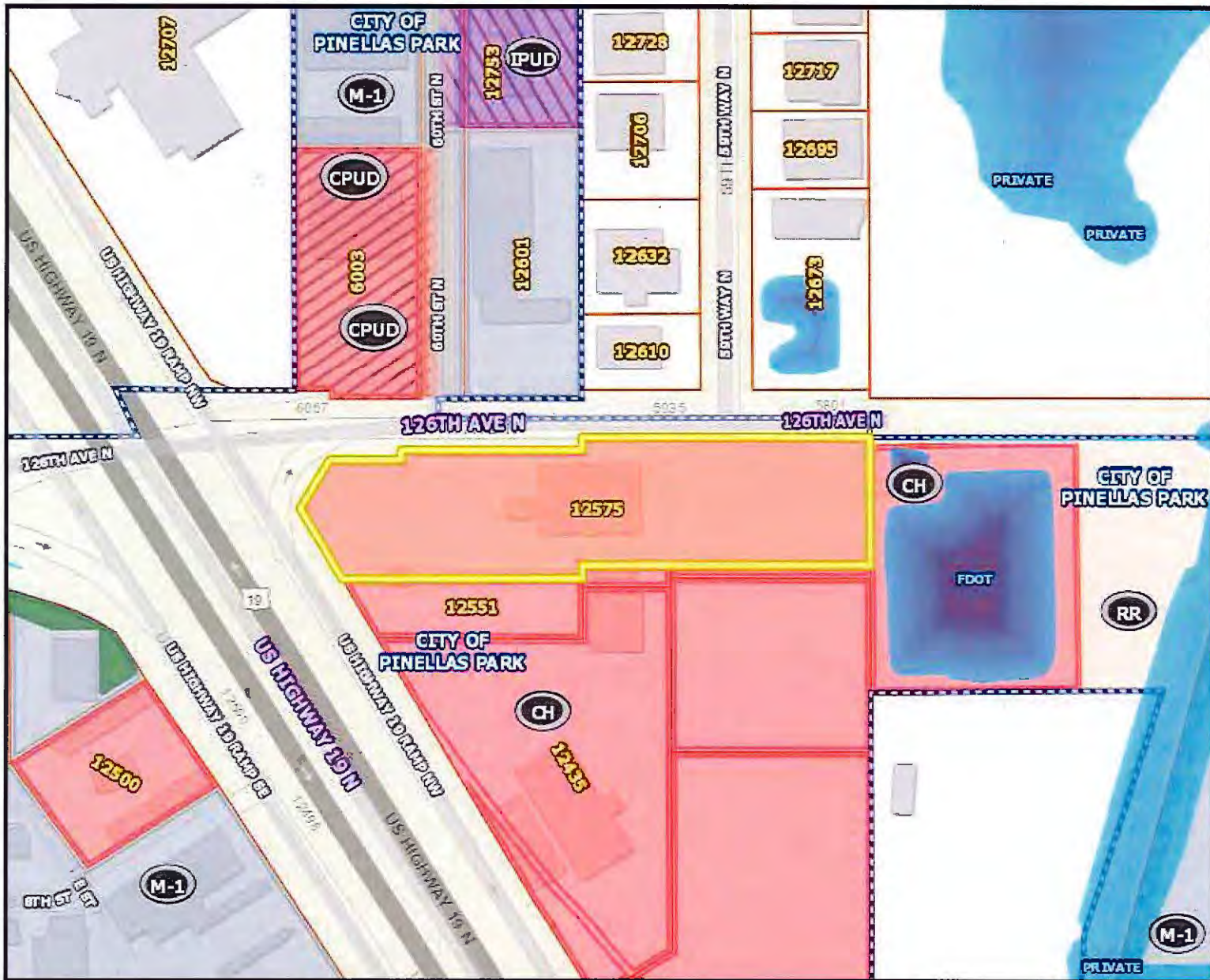
- Industrial General - IG

- Industrial Limited - II

- Institutional - INS

Exhibit C

Zoning Map



188.1	0	94.04	188.1 Feet
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1: 2,257

Notes:

WGS_1984_Web_Mercator_Auxiliary_Sphere



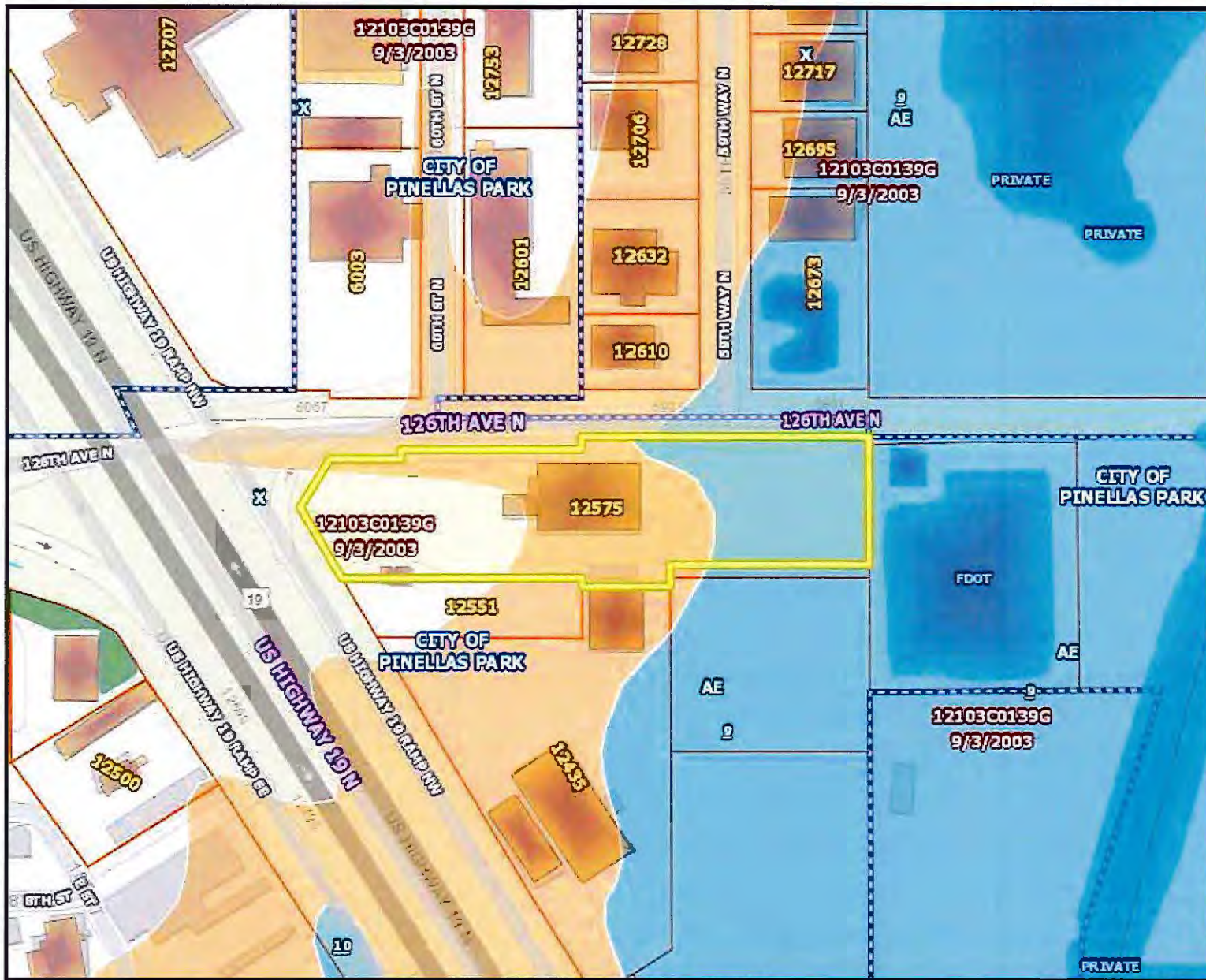
NORTH

Legend

- Master Address Points
- Centerlines
- Private Roads
- Channels
- Channel
- Ditch
- Waterbodies
- DRY
- WET
- Pinellas Park
- Medical District
- Community Redevelopment Area
- Rights of Way
- Zoning Borders
- General Commercial - B-1
- Heavy Commercial - CH
- Commercial Neighborhood - CN
- Commercial Planned Unit Development - CPUD
- Farm - F
- General Office - GO
- Heavy Industrial - IH
- Industrial Planned Unit Development - IPUD
- Light Industrial - M-1
- Residential / Office / Retail - ROR
- Mixed Use Development - MXD
- Mixed Unit Development - MXD-2
- Open Space - O/S
- Public - P
- Preservation - PRES.
- Single Family Residential - R-1
- Single Family Residential - R-2
- Single Family Residential - R-3
- Duplex Residential - R-4
- Multifamily Residential - R-5
- Multifamily Residential/Commercial - R-6
- Single Family Residential Estate - R-E
- Residential Planned Unit Development - RPUD
- Rural Residential - RR
- Mobile Home Subdivision - T-1
- Mobile Home Park - T-2

Exhibit D^{RP}

FIRM



188.1	0	94.04	188.1 Feet
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WGS_1984_Web_Mercator_Auxiliary_Sphere

1: 2,257

Notes:

NORTH

Legend

- Master Address Points
- Centerlines
- Private Roads
- Channels
- Channel
- Ditch
- Building Footprints
- Waterbodies
- DRY
- WET
- Pinellas Park
- Rights of Way
- Letter of Map Amendment
- Cross Sections
- Hydraulic Structures
- Bridge
- Culvert
- Weir
- Wing Wall
- Base Flood Elevation
- Letter of Map Revision
- FIRM Panels
- Flood Hazard Lines
- LIMIT LINES
- SFHA / FLOOD ZONE BOUNDARY
- Flood Hazard Areas
- <all other values>
- 1% Annual Chance Flood Hazard (A, AE, AI)
- 0.2% Annual Chance Flood Hazard (X)
- Area of Minimal Flood Hazard (X)
- Floodway (AE)
- Parcel Lines

Exhibit E



